

# REAL ESTATE MARKET NEWS AND COMMENT

Building on 37th St. Near Sixth Av.  
Passes to New Interest--Brooklyn  
Home Buying Continues

**WEST THIRTY-SEVENTH STREET.**—J. Arthur Fischer has sold for Francis Cullen to a client 42 West Thirty-seventh street, a four-story building, on lot 25x75, 55 feet east of the north-east corner of Sixth avenue.

**TRADING IN BROOKLYN ACTIVE.**—The Alvo Building Company has sold to Alfred T. Hunt 6204 Twenty-first avenue, in the Mableton Park section, a one-family dwelling, and to George H. Jackson 2046 Twenty-fourth street, a one-family dwelling.

Thomas Kline has sold for J. Godwin 4204, 4206, on the west side of Forty-seventh street, 50 feet south of Forty-seventh street, to J. Godwin, for \$15,000, a two-story brick house, on lot 25x100, 50 feet east of Fifty-fifth street, 200 feet east of Fifty-fifth street, for improvement; for P. B. 11245, the two-family brick house at 11245 Fifty-third street, on lot 25x100, 50 feet east of Fifty-third street, to D. Longman, and for J. M. 204109, on the west side of Sixteenth street, 50 feet east of Fifty-third street, to J. Freedman, for investment.

The three flats and stores at 659 to 663 Vanderbilt avenue, on lot 50x100, have been sold by Levy Bros. to a client of S. W. 1500.

E. A. Koster has sold the dwelling at 151 Kosmos street for Joel G. Charles to Morris Rosen.

**MORE RIDGEWOOD FLATS SOLD.**—J. M. Matthews Company has sold to a client 101 in the Ridgewood section, on the old Meyer's bar-bell ground, property to Fred Graf, corner of Putnam and Onderdonk avenues, on lot 25x100, for \$15,000, a two-story brick house, on lot 25x100, 1527 and 1529 Madison street, on lot 25x100, for \$15,500, and to Robert P. Schaefer 1840 Madison street, on lot 25x100, for \$15,500.

**SELLS ELMHURST HOUSES.**—Duff & Brown Company has sold for John Larsen to a client for occupancy 118 Eudam street, Elmhurst, two three-story frame dwellings on lot 40x100.

**MANHATTAN PARK HOMESITE.**—L. Edgar Washburn & Company have sold a plot 60x100 on the south side of Orchard street, Manhattan Park, L. I., to H. P. Brannan, who will improve the site with a brick dwelling.

**LAKEWOOD HOTEL SOLD.**—The Lakewood Hotel at Lakewood, N. J., one of the largest in the Jersey shore section, has been sold by Nathan Straus to Nathan and Charles Brown for \$1,000,000. The hotel was built about twenty-three years ago. In recent years the resort has not made money, and about two years ago it was put up for sale and sold for \$1,000,000. The buyer, however, failed to carry out his contract, so another deal was subsequently started and resulted in the present sale.

**TRADE TAKES 40TH ST. HOUSE.**—William A. White & Son have leased for Charles S. Kutzman his residence at 13 East Forty-ninth street to Charles Brown for a term of twenty-one years at a rental of \$1,000 per year. At an early date Mr. Brown will alter the building extensively for business purposes from plans by C. A. & H. Hochm.

**BUSINESS PROPERTY LEASED.**—Crosby & Brown Company has leased the second floor at 29-31 West Thirty-eighth street to G. M. Piermont & Co., the second floor at 141-16 Broadway to the Columbus Circle Printing Company, and a short block of store at 675 Fifth street, northeast corner of Fifty-third street, to L. H. Costikyan & Co.

John E. Weiss has leased for A. Attiebury the building at 139 West Thirty-ninth street, to Jacob Schiff, for eleven years, and the store at 1347 and 1349 Boston road, to E. Lowenthal & Son, for two years.

The Duran Company has leased for the Duran 442 West Thirtieth street, a three-story and basement building, to C. J. Sullivan, who is to extend the premises for a cafe and restaurant. The aggregate gross rental for the term will be about \$20,000.

Ewing, Bacon & Henry have leased a four in 461 Fourth avenue, space in 345 Fifth avenue to the Picture Palace Publicity Company, space in 18 East Forty-first street to the Terpezone Company, and space in the Architectural Building, 161 Park avenue, to the Ward Motor Vehicle Company.

M. & L. Hess have leased the fourth lot at 141-55 East Twenty-ninth street, running to and including 140-55 East Twenty-ninth street, containing a floor area of 40,000 square feet, to the Illustrated Postal Card and Novelty Company, for a term of years, at an aggregate rental of \$150,000.

**CITY HOUSES RENTED.**—Porter & Co. have leased for Walter C. Gale to Annie Robinson, the three-story brownstone dwelling at 125 West 125th street.

Slawson & Hobbs have rented the three and one-half story dwelling at 204 West Eighty-third street, for Charles E. Hays, running to and including 204 West Eighty-third street, a four-story twenty-foot dwelling, for Alton Williams to E. Muller. The Houghton Company has rented the four-story and basement dwelling at 131 West Eighty-sixth street, for Julius H. Seymour to N. Michaels.

The Louis Decker Company has leased for a term of years for Chauncey P. McKim the three-story brick building at 125 West 155th street, to Mrs. May Sessing, who will occupy the house.

**RENTING LONG ISLAND HOMES.**—John P. Scott has rented for Dr. J. Robert Calhoun his house on Browers

## BEAVER CREEK A MENACE.

Jamaica Folks Want It Removed—Would Cost \$100,000 to Do It.

One of the most important building developments in the Borough of Queens is in the Beaver Creek section, lying south of the former village of Jamaica. In former years Beaver Creek, running through this section, was considered one of its chief charms, but the recent increase of population has caused it to become a menace to the health and a decided discomfort. A demand has been made upon the borough officials by several of the civic organizations of that section, that immediate action to remedy this condition be taken. Real estate operators in this district have joined with the civic organizations in this demand.

Public Works Commissioner James A. Dayton has estimated it will cost more than \$100,000 to do the work that has been asked. The Commissioner says that a request has been forwarded to the Board of Estimate for an issue of special revenue bonds to do the work. In addition to this an estimate has been put in the budget which is now being prepared for a gang of men to be used in keeping the creek in proper condition. This request has been made so that the revenue bonds are denied, some improvements in the conditions in the district can be made.

**WAR HURTS NEWARK BUILDERS.**—Moving Picture Operations the Only Ones Not Affected.

NEWARK, N. J., Oct. 3.—Superintendent of Buildings William P. O'Rourke issued 154 building permits for the week ending September 27, representing an outlay of about \$250,000. This is less than half the amount of money provided for building work in September, 1913, when the total cost aggregated \$511,926. It is also below the amount of building work during the month of August, which totals close to \$320,000.

Mr. O'Rourke said the permit of the Public Service Railway Company for the new street car line, which was granted in August, he attributed the inactivity during September to the dullness of the market. He said, through scarcity of money resulting from the European war, the building of new houses is now in a state of stagnation in different parts of the city, while estimates are now being received at the office of William E. Lehman, architect, for the erection of an addition to the recently completed picture theatre at 583 Orange street.

Solomon Anshach, the owner, will spend \$12,000 on the extension, which will measure 55x55 and will give the theatre a seating capacity of about 1,000.

**UPTOWN APARTMENT PLANS.**—Two Six Story Houses on 160th Street, One at the Drive.

On the northeast corner of Riverside Drive and 160th street a six-story apartment house is to be erected for the Malvin Construction Company, Henry Friedman, president. It will have a facade of brick and terra cotta, with a frontage of 117.9 feet on the Drive by 122.2 feet on the street. There will be accommodations for fifty-eight families. Harold L. Young, the architect, has estimated the cost at \$300,000.

Plans have also been filed by Harold L. Young for the construction of a six-story apartment house on the north side of 160th street, 121.6 feet north of Fort Washington avenue, for the Hudson View Construction Company, Henry Friedman, president. It will have a frontage of 150 feet and a depth of 100 feet, and will have accommodations for forty-two families. The cost has been estimated at \$125,000.

**BIG GARAGE FOR 23D STREET.**—The two and three-story express warehouse at 553 to 557 West Twenty-third street and 546 to 552 West Twenty-fourth street is to be made over into a garage for the Auto Car Company of Ardmore, Pa., at an estimated cost of \$20,000. Paul C. Hunter is the architect.

**BUILDING SMALL DWELLINGS.**—Brooklyn Builders Find Time for No Other Class of Work.

Plans for sixty-four new buildings, to cost \$400,000, were filed in Brooklyn last week. Most of the plans call for small dwellings, a feature of building operations in Brooklyn for several weeks. Of the sixty-four new buildings filed forty-four are small dwellings and six are apartment houses. The six townhouses, which will cost \$30,000 each, will be four stories high. Four are to be erected on the northeast corner of Miller and Belmont avenues, on lots 20x100, 100 feet by Max Novack, and one is to be built on the west side of Barrett street, 100 feet north of Sutter avenue, on a plot 100 by 100 feet, by Meyer Hoffman. The six buildings will have accommodations for more than 100 families.

The southeast corner of Thirtieth avenue and Thirty-eighth street is to be improved by the N. & E. Realty Company, which has filed plans for a building with five three-story stores and dwellings at a total cost of \$27,500, and on the northwest corner of Thirtieth avenue and Forty-fourth street Morris Benstock will erect five similar buildings at a cost of \$27,000.

Thirteen two-story dwellings will be erected on the south side of Seventy-seventh street, west of Sixth avenue, by the Florida Realty Company at a cost of \$29,000. B. Kaufman will spend \$3,000 for six small dwellings to occupy a site on the north side of Surf avenue, west of West Third street, Conny Island.

More than \$70,000 will be spent for industrial development. The Peter Cooper Glass factory, which was established in Williamsburg back in 1832, was recently purchased by the Gulf Refining Company of Pittsburgh and plans have been filed for the erection of a new brick storage warehouse, 100 by 60 feet, to cost \$15,000, and a small building for similar purposes to cost \$6,000. They will be built on the southwest corner of Gardiner and Pitkin avenues. On the north side of Pitkin avenue, east of Gardiner avenue, the Henry Realty Company will spend \$22,000 for a four-story loft building and Samuel Garber will erect a three-story brick shop on the east side of Merose street, east of Hamburg avenue, at a cost of \$15,000.

## Last Chapter in Fall of Old Department Store Zone Recorded Last Week by Arnold, Constable



DESIGN OF NEW  
ARNOLD CONSTABLE  
STORE BUILDING.

When Arnold, Constable & Co. move next September to the new building that Frederick W. Vanderbilt is to erect on the site of his home at Fifth avenue and Fortieth street, not a department store will remain on Broadway between Fourteenth and Twenty-third streets, for nearly half a century the recognized class shopping center of New York city. Nothing will remain to recall the importance of retail shops whose reputations were known the world round. The buildings in which were tended the wants of millions of people, both rich and poor, will be altered so much that only former tenants will be able to recognize them. The wide expanses which held fabrics brought here for New Yorkers' use from all corners of the world and at great expense will be partitioned into so many small compartments for the use of sweatshops and small manufacturers in every line of business. This is not a prophecy but a truth, for the end of the district is seen already in the changes that followed the removal of Lord & Taylor, Vantine & Co., Stern Bros., McCreery and others. It is these changes as much as anything else that hastened the removal of the Arnold-Constable firm, for it was a question how long even old patrons of this store district that afforded them none of the pleasures of an afternoon shopping tour.

So Arnold-Constable had to follow the crowd, as the saying goes, and move to Fifth avenue, where many of their neighbors have gone in the last few years. It is the same old story over again. Downtown, lower Broadway and Grand street were depopulated years ago for sections further uptown, and this section in turn was deserted for Broadway north of Union square, which now is left behind for Fifth avenue because the movement of population is ever northward. It does not seem possible that many of the leading department stores now on Fifth avenue were at one time in the center of what is now considered the slums of the city, the battle-field of gangsters. But it is true.

Lord & Taylor were in Catharine street near Madison street, and on the way north of Madison street, and on the head of Cherry Hill, was Brooks Bros., one of the city's leading clothing houses. Catharine street then was the shopping center of this bustling town.

**HOME BUILDING IN QUEENS.**—Builders Active in Many Sections Providing Dwellings.

The cost of building operations in Queens last week was \$237,000, which is equal to the operations for the same period of 1913. In the applications presented to the building bureau were 62 new buildings.

The Woodhaven and Ridgewood sections there are to be erected many stores and tenements. The T. B. Construction Company will erect three-story buildings with stores on the ground floor and apartments above on Ridgewood avenue, west of Ferry street, Woodhaven. Joseph Meyerrose will commence an important development on Forest avenue, south of Madison street, Ridgewood, in the erection of stores and tenements, and in the Jamaica section Daniel Grege will erect two-story brick stores and tenements on Henry street, near South street. Each is to cost \$4,000.

The American Hard Rubber Company of College Point, which several weeks ago took out the first permits for dwellings to be erected for the occupancy of the company's employees, has taken out permits for additional dwellings. They will be also for the occupancy of their employees. These dwellings will be two stories of brick, and will cost \$4,000 each. They will be on Third avenue, west of Fifth street.

G. J. Millan will commence the erection of a number of one-story frame bungalows on Urdine avenue, south of the boulevard, Rockaway Beach, at a cost of \$600 each. This is the third bungalow development to be started in the Rockaways this month.

The report of the Real Estate Board indicates that the city is greatly oversupplied with such employees. Complaint is made against the County Clerk's office that it closes generally at 2 o'clock and at 12 on Saturdays. The board suggests that if the methods in vogue in the Comptroller's office and many other city departments whereby employees are kept steadily at work from 9 to 5 were applied to county offices there could easily be a reduction of 20 per cent in the number of employees.

All county clerks except the County Clerk of Richmond ask for a counsel. The really hard says this must be a purely honorary office, and the salaries paid are a clear waste of public money. The County Clerk should be competent to perform the duties of his office without outside advice when it is remembered that he receives from \$2,000 a year in Richmond, where he has no counsel, to \$15,000 a year in Manhattan.

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## REALTY MEN SHOW CITY HOW TO SAVE EXPENSES

Make Suggestions for Reducing  
Some Salaries and Eliminating Others.

If the Board of Estimate and Apportionment acts on the suggestions of the Real Estate Board of New York in making up the budget for next year there will be a genuine saving to taxpayers, for the Real Estate Board has gone through the various city offices minutely and has demonstrated to the Board of Estimate that there are many places where considerable savings can be made. These suggestions are being incorporated in reports made to a sub-committee of the Board of Estimate which is holding daily hearings on the demands of department heads for funds for the next year.

In its demands for less liberal appropriations for departmental salaries the Real Estate Board has based most of its claims on comparisons with salaries paid to men in commercial houses. It has been found, for instance, that there are great numbers of clerks in all departments who receive salaries of \$2,000 and upward for what for clerks in commercial houses are paid lower salaries.

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several years receives only \$1,400 and he does not have the pinch job the court attendant has. The board also objects to a clerk and assistant clerk to the court, claiming that the presiding judge can be his own clerk in the interest of economy. Objection also is made to the salaries paid Supreme Court library employees, and the board wants to know why there should be court librarians anyhow, when each judge is given a personal clerk to do his work.

Coroners the Real Estate Board wants abolished and asks the Board of Estimate to have the Legislature scratch them off the city payroll. District Attorneys' offices in all boroughs are places where the Real Estate Board would prune. Complaint is made against the growing number of assistants and deputies at salaries ranging from \$2,000 to \$5,000. It is said that prices paid them are entirely out of proportion to the value of their services in many cases.

The budget committee of the Board of Estimate is asked to look closely at the demand of the Street Cleaning Department to see that drivers who receive \$17.30 do not get more and that costly experiments in street cleaning are not tried at a time when economy is essential. Of the Law Department the same criticism is made as of most other departments, that the city pays more for services than is paid for similar services in commercial life. Complaint is made of the large number of assistants and the budget committee is asked to have the Corporation Counsel show the need of them.

While the Real Estate Board challenges the Surrogate's Courts' high salaries paid to most employees for purely routine work, it makes special mention of the office of chief clerk in the Surrogate's office in Brooklyn, which carries a salary of \$9,000 a year with it. This is one job at a salary that the real estate people cannot see at all, and they want to know why a Surrogate's clerk should receive such a high salary when the Secretary of State in New York gets only \$8,000, as does the State Treasurer and the Comptroller of the Currency. Chief clerks in the Department of State at Washington, Law Department, Treasury Department and Department of Agriculture receive \$2,000, \$4,000, \$4,000 and \$3,000 respectively, and many Governors of States take down \$5,500 or even less a year in salaries.

These are only a few of the places where the Real Estate Board wants the city fathers to use the pruning knife. They are busy every day showing the budget committee plenty more jobs that they think could be dispensed with without hurting the city's business, or at least the salaries could be reduced.

a century the blocks between Fourteenth and Twenty-third streets, Broadway and Sixth avenue, have been the home of some of the largest and finest department stores in the world. How many millions of dollars have passed over the counters of these stores in a year, not to speak of all the years that they were there, would startle the mind of even the man who is used to handling big sums of money. A year's business in the old district would go far in financing the great struggle now on in Europe. A dozen years ago no one was rash enough to think that this district of fine buildings and stores would ever be anything but what it was, the most valuable real estate zone in the city, the zenith of every store keeper's ambition.

R. H. Macy & Co. were the first to desert the old district. They left Fourteenth street for Greeley square, an unwarranted change many thought at the time, a move which business men whispered would be the ruin of the firm. But the Macy firm saw the turn in the tide long before it arrived and planned to be out of the old section when it came. Benjamin Altman, however, was the first to move to Fifth avenue. This move was considered even more rash than Macy's, for the reason that Fifth avenue was a residential thoroughfare and not suited for retail trade. Mr. Altman saw the future Fifth avenue as a bustling business street, and he did not hesitate to say so and backed up his convictions by purchasing the block on the east side of the avenue from Thirty-fourth to Thirty-fifth street as a site for his store.

He paid more money for the property than had ever been paid before for a store building site. Mr. Altman said that it might be some years in coming, but Fifth avenue was the next shopping center of New York. Altman had no need of leaving Sixth avenue at the time he did, for he was doing a tremendous trade. Mr. Altman paid many millions for a site on Fifth avenue. Every one can see to-day that this shrewd business man knew what he was doing, for Fifth avenue is not only the greatest shopping street in New York, but is said to lead all others in the world.

The Altman store is assessed this year at \$14,450,000, which is only a few million short of the valuation placed on the Grand Central Station, the most valuable structure in the city, according to the Tax Department. McCreery's were the next to leave for the new shopping center. They located on Thirty-fourth street, near Fifth avenue. After that it was one firm after another—Stern Bros., Lord & Taylor, Vantine, and now Arnold-Constable, of the big stores that used to be near the Twenty-third street shopping zone.

What the move from the old district to the new means in dollars is hard to measure. The tax books, which are about the only means available for even approximating the loss to one district and the gain to another by the shifting of the department store district, show that property values this year in the old district are \$3,000,000 less than last year, while the new district has increased \$13,000,000. The loss of value in the last half dozen years in the old zone is enormous. The increase in the new zone is directly due to big department stores locating there. Had Altman, Lord & Taylor, McCreery, Gimbel's, Macy's, Saks, Stern Bros. and others located elsewhere there would not have been so much building in that district.

Dwellings are either coming down or are made way for business buildings or are being altered for trade purposes. What the big stores have meant to the new zone may be gained by the fact that the city values these establishments at \$51,678,000. The Altman store heads the list as the most valuable. It is assessed this year at \$14,450,000; Lord & Taylor is next, with a valuation of \$7,730,000; Gimbel's, \$7,000,000; Macy's, \$6,800,000; McCreery's, \$5,800,000; Saks, \$3,000,000; Arnold-Constable, \$2,330,000; Bonwit, Teller & Co., \$2,050,000; Franklin Simon & Co., \$1,318,000; and Vantine & Co., \$576,000.

**REALTY CONVENTION HERE.**—Up-State Realty Men to Hold Two Day Session.

New York city is to have its first real estate convention on the 16th and 17th at the Hotel Astor. Members of the Real Estate Association of the State of New York to the number of 200 will come to the city from all over the up-state, as Buffalo, Albany, Rochester, Syracuse, Utica, Watertown and Ogdensburg and all the water route men of New York city will get together for one of the most important gatherings of real estate men ever held.

The New York Real Estate Board and the Merchants Association of New York city have already signified their intention of cooperating with the local members in New York city of the New York State Real Estate Association to make the convention the most notable one in the history of the organization.

The first day's session will be devoted to registration, the reading of reports of various committees and discussion of topics of interest to the real estate men of New York city. Chief among these is the proposed bill for the licensing of real estate brokers throughout the State.

On the second day of the convention papers will be read on technical subjects and in the evening the convention will end with the annual banquet.

President Charles H. of the National Association of Real Estate Exchanges, the president of the Boston Real Estate Exchange, President Melville of the New York Real Estate Board and many other officials of the Real Estate Association and the city government are expected to be among the speakers.

**LIQUOR MEN MAY GET CHURCH.**—Bid for Union Presbyterian at Lexington Ave. and 86th St. May Be Accepted.

The First Union Presbyterian Church, at the northwest corner of Lexington avenue and Eighty-sixth street, which is for sale, may be acquired by one of the big brewing companies as a site for a hotel and cafe. An express station is to be at that corner on the Lexington avenue subway and from close study of conditions along the line the brewery companies have concluded that the site of Union Church will be the best for their purpose. For that reason bid offers have been made for the edifice, which since tunneling under the avenue began has not been any too safe. A year ago engineers had to stop work until they were repaired. The church will not be sold to liquor men if reasonable offers from others are obtained.

**TO WINTER IN THE COUNTRY.**—From the reports received of the increased number of families intending to give up their city houses and live at Brighton Beach, it is judged that this winter the colony will fully double last winter's residents in number. This is in line with the economy people seem to be alert to just how by keeping their country houses open instead of their city houses.

## Italian Villa at White Plains Sold to Brooklyn Man--Formerly a Barn in Fine Development's Path

The Italian villa of William Neil Smith, of White Plains, at the edge of the city, was sold last week. Several years ago the Southern Estates built a building which was practically a barn, to protect the northerly end of the estate, one of their choice residential colonies. They employed William Neil Smith to remodel the structure, but Mr. Smith became so attached to the building that he purchased it prior to its completion. He eliminated the objections and expended considerable time and money in working out his own ideas. The house is distinctively foreign in character, with the red tiled tile characteristic of Italian, Spanish, Mexican and Californian architecture. It has a large garden and fountain and commands an unusually fine view of the surrounding country. A deep fence surrounds it, culminating in an old gate way. There is a starker state in the facade, and all around the residences are picturesque cedars of Lebanon. The home

is on one-third of an acre of ground, has a garage and has been held at \$175,000.

The purchaser is George Christie of Brooklyn, who has been occupying



the residence for a period previous to buying it.

